



9

S. FORREST AVENUE
NORRISTOWN, PA

RENOVATIONS UNDERWAY
50,212 SF BUILDING ON 3.5 ACRES
28,515 SF AVAILABLE

FOR SALE OR LEASE

NEWMARK

PROPERTY HIGHLIGHTS

50,212 SF total 3.49 acres

4 drive-in doors (14'x12')	2 tailgate loading dock	1 van height loading dock
2025 renovations	2024 new roof installed	2023 new parking lot
110 vehicle parking spaces	15' clear height	100% air conditioned
Wet sprinkler system	New LED lighting	PECO utilities

AVAILABLE SPACES

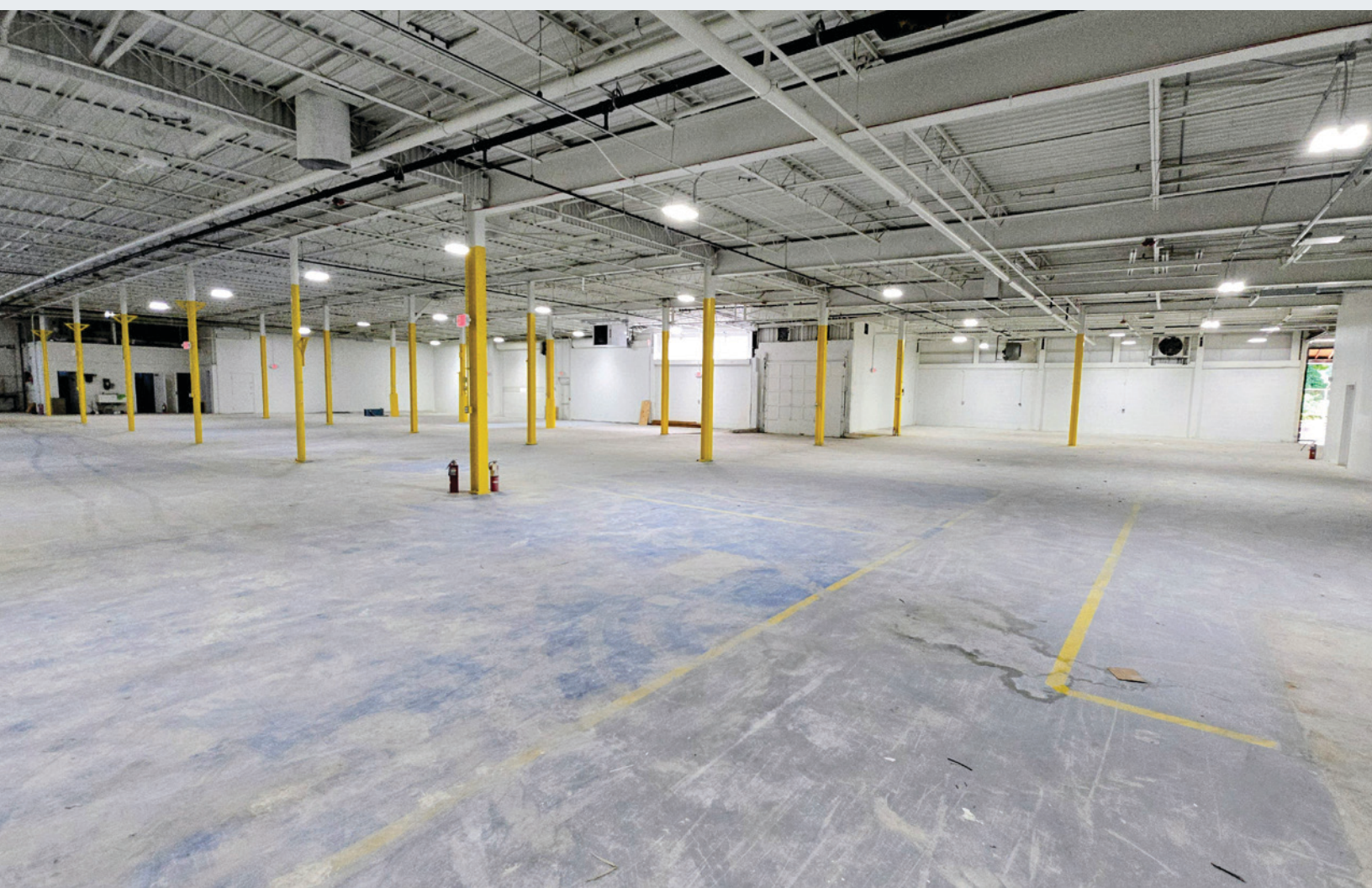
SUITE 100

14,576 SF available	11,476 SF warehouse	1,596 SF first floor office	1,504 SF second floor office
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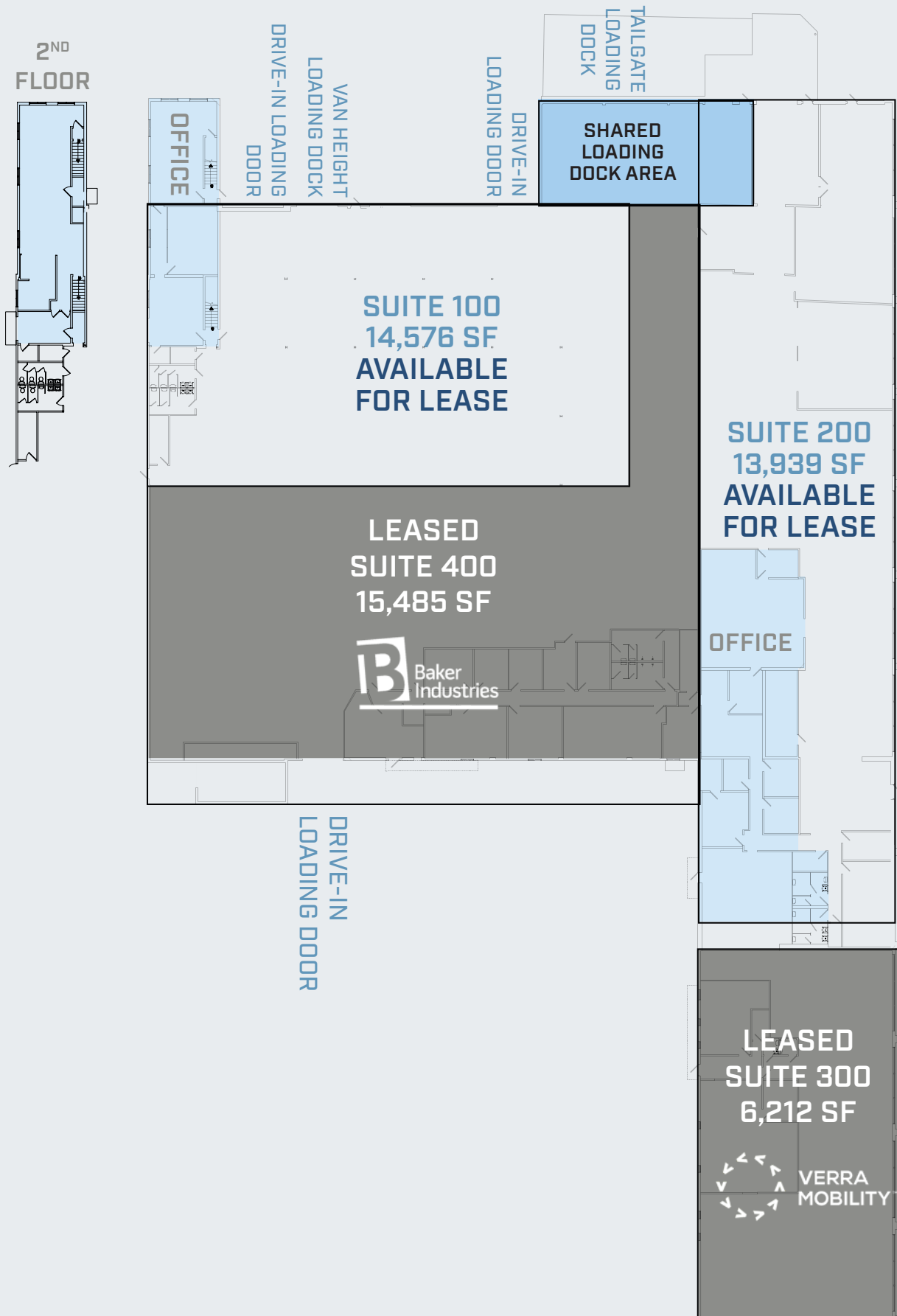
SUITE 200

13,939 SF available	11,476 SF warehouse	4,554 SF office
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FLOOR PLAN





AVAILABILITIES CAN BE COMBINED FOR A TOTAL OF 28,515 SF



DOWNLOAD ZONING CODE

ZONED: LC&I LIMITED COMMERCIAL AND INDUSTRIAL DISTRICTS

[HTTPS://ECODE360.COM/15475285](https://ecode360.com/15475285)

ABOUT OWNERSHIP



Faropoint

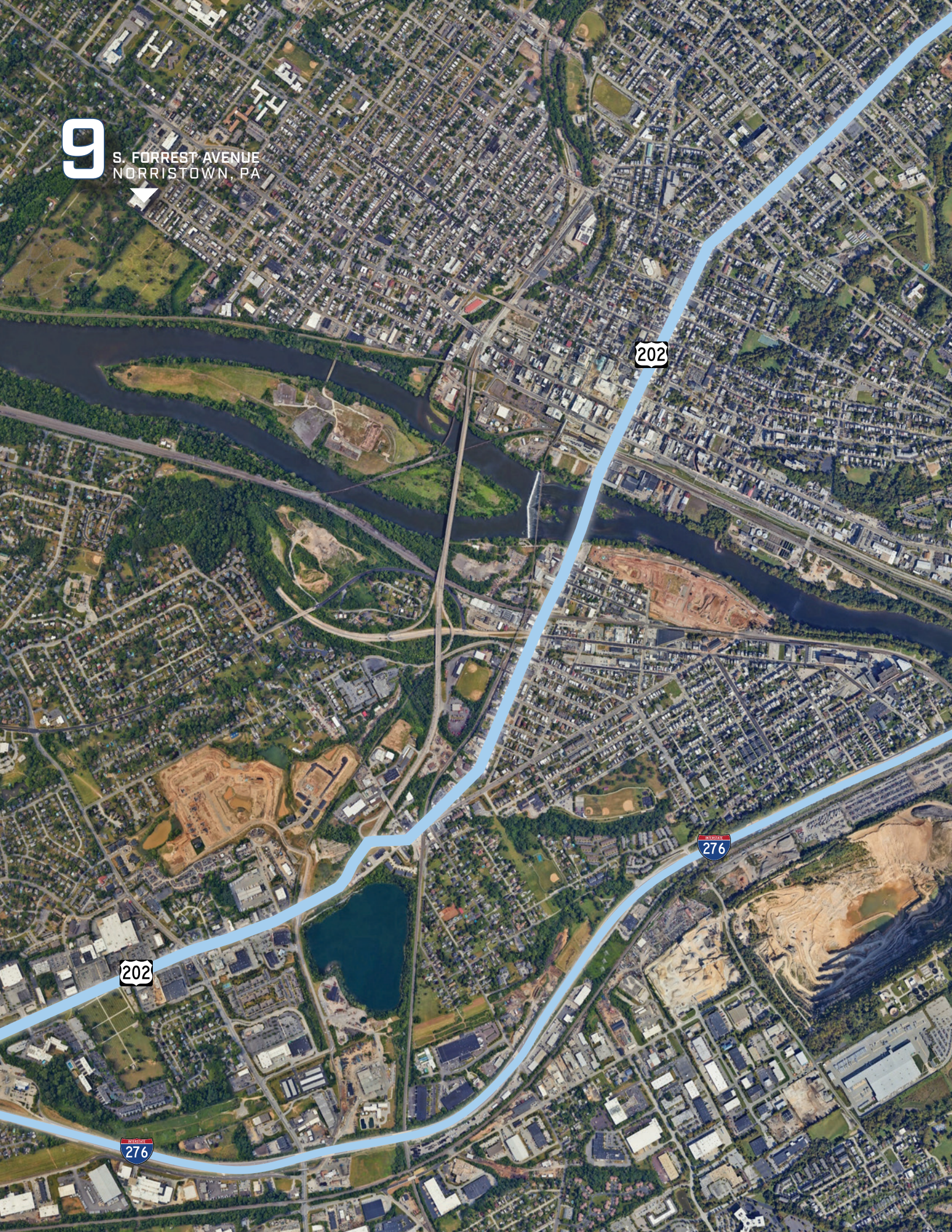
Faropoint is an experienced, vertically integrated, and well-capitalized real estate investment and development company based in Hoboken, NJ. Since inception in 2017, Faropoint has acquired over 500 properties across the United States. For more information on Faropoint, please visit: www.Faropoint.com

LOCAL ACCESS



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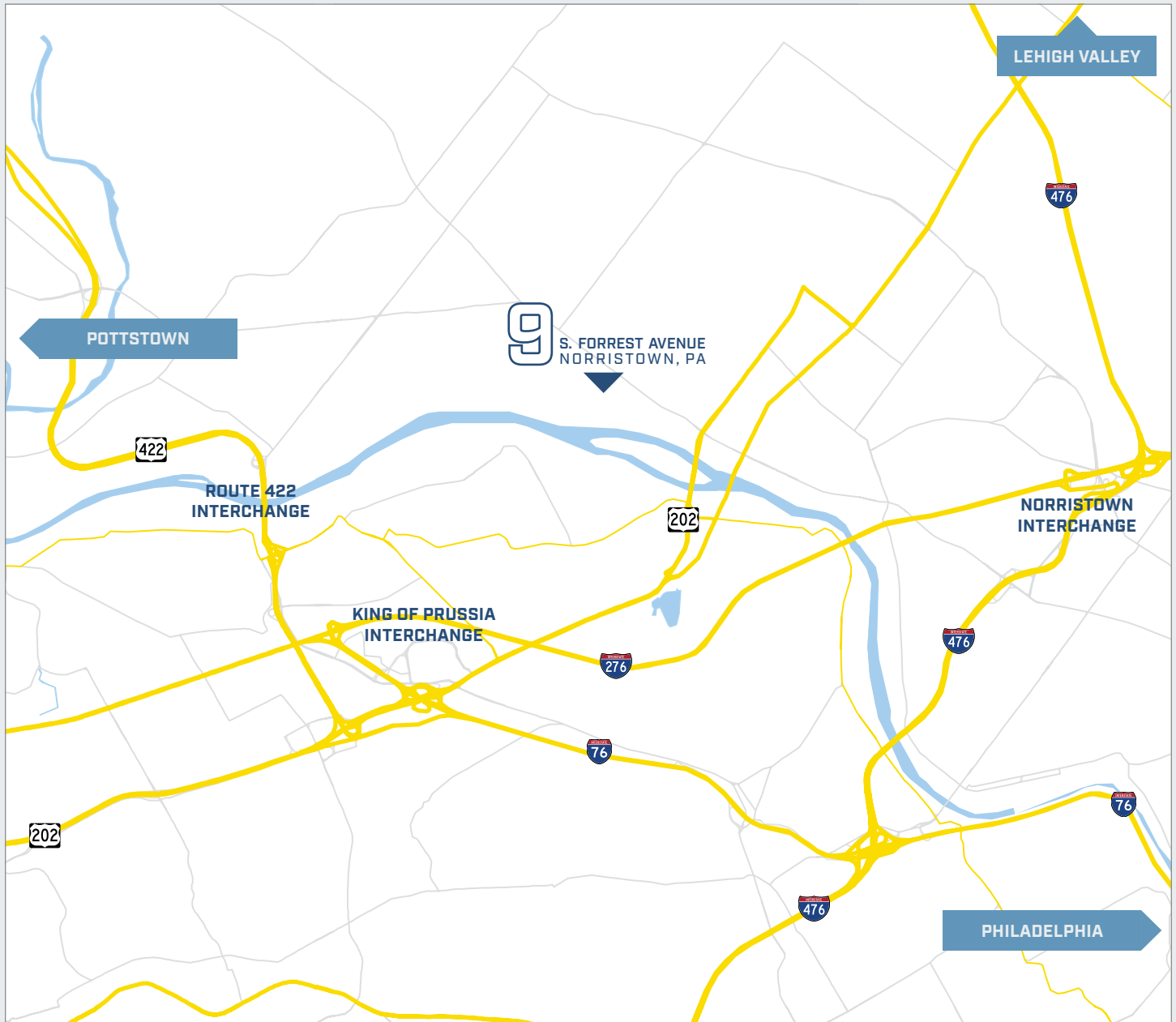
202

INTERSTATE
276

202

INTERSTATE
276

ACCESS TO MAJOR THOROUGHFARES



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NEWMARK

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